

# CRYSTAL DRIVE PARK

2351 CRYSTAL DRIVE  
FORT MYERS, FL 33907



**3,200 - 25,920 SF**  **OFFICE/SHOWROOM/WAREHOUSE**  **\$4,355/Month**

## PROPERTY INFORMATION

**Lease Rate:** \$4,355/Month + Sales Tax  
**Unit Sizes:** Seven - 3,200 SF & One - 3,520 SF  
**Site Acres:** 3.21 AC  
**Zoning:** IL (Light Industrial)

**Parking:**  
108 spaces, with assigned parking for each unit, and truck access around the entire building.

**Structural:**  
Metal and masonry structure with high end architectural features designed for max wind speeds of 160 MPH insulated metal roof and attractive store front with clear heights up to 17 feet in the warehouse.

**Electric:**  
3 phase, 200 AMP, 120/208 V electric service.

**Fire Control:**  
Fire sprinkler system for the entire building.

**Overhead Doors:**  
Each unit benefits from a 12 x 14 commercial roll-up overhead door.

**Outdoor Storage:**  
Each unit will have 2,000 SF fenced outdoor storage area, with 5" concrete slab.

**Signage:**  
Individual panels and tenant signage above each unit.

UNIT	OFFICE (SF)	WHSE (SF)	TOTAL (SF)	BASE RENT/ MONTH	CAM/ MONTH	TOTAL
101	510	3,010	3,520	\$4,473.33	\$830.13	\$5,303.46
102	428	2,772	3,200	\$3,600.00	\$754.67	\$4,354.67
103	428	2,772	3,200	\$3,600.00	\$754.67	\$4,354.67
104	428	2,772	3,200	\$3,600.00	\$754.67	\$4,354.67
105	428	2,772	3,200	\$3,600.00	\$754.67	\$4,354.67
106	428	2,772	3,200	\$3,600.00	\$754.67	\$4,354.67
107	428	2,772	3,200	\$3,600.00	\$754.67	\$4,354.67
108	428	2,772	3,200	\$4,066.67	\$754.67	\$4,821.33



[LQWEST.COM/CRYSTAL-DRIVE-INDUSTRIAL](http://LQWEST.COM/CRYSTAL-DRIVE-INDUSTRIAL)

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